



City of Worcester Zoning Board of Appeals Meeting Agenda Monday, May 11, 2020

Worcester City Hall*
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street at 6:00 PM

Board Members

Joseph Wanat, *Chair*
Andrew Freilich, *Vice-Chair*
Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room
404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: [www.worcesterma.gov/
planning-
regulatory/boards/zoning-
board-of-appeals](http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals)

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services
To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Gabrielle Weiss, Senior Planner
Timothy Gilbert, Planning Analyst
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

June 1, 2020
June 22, 2020
July 13, 2020
August 3, 2020
August 24, 2020
September 14, 2020
October 19, 2020
November 9, 2020
November 30, 2020
December 21, 2020
January 11, 2021
February 1, 2021
February 22, 2021

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 730323290) for the Levi Lincoln Chamber. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

For more information concerning this meeting or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

Board Site Views

Call to Order – 6:00 PM

Approval of the Minutes – 7/1/2019; 7/22/2019; 10/7/2019; 10/28/2019; &
4/27/2020

Requests for Continuances, Extensions, Postponements, & Withdrawals

Old Business – Public Hearings

1. 33 Dominion Road (MBL 46-006-00180) (ZB-2019-011)

Special Permit: To allow a single-family attached dwelling in an RL-7 Zone (Article VI, Section 2, Table 4.1, Residential Use #12)

Petitioner: Silver Tree Realty, LLC

Present Use: Presently on the premises is a vacant lot.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to construct a single-family attached dwelling (with a total of 3 dwelling units), and to conduct associated site work.

Public Hearing Opened: 4/6/2020; **Constructive Grant Deadline:** TBD

Old Business – Public Hearings

2. 5 (aka Lots 5A & 5B) Reeves Street (MBL 10-024-00022) (ZB-2020-020)

Proposed Lot 5A Reeves Street:

Variance: For relief from the minimum lot area dimensional requirement for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage dimensional requirement in for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Proposed Lot 5B Reeves Street:

Variance: For relief from the minimum lot area dimensional requirement for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief from the minimum frontage dimensional requirement in for a single-family semi-detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Michelle M. and David D. Hutchins, Sr.

Present Use: Presently on the premises is a vacant lot.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: The applicant seeks to construct a single-family semi-detached (aka duplex) dwelling (with a total of 2 dwelling units), and conduct related site work.

Public Hearing Opened: 4/6/2020; Constructive Grant Deadline: 6/2/2020

3. 320 (aka Lots 1 & 2) Massasoit Road (MBL 45-025-00214)(ZB-2020-021)

Lot 2 Massasoit Road (Proposed):

Variance: For relief from the minimum frontage dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: David Cole DiRoberto

Present Use: Presently on the premises at 320 Massasoit Road (aka proposed Lot 1) is a privileged, non-conforming two-family detached dwelling, proposed Lot 2 is vacant, and on both proposed Lot 1 and proposed Lot 2 is a paved driveway.

Zone Designation: RS-7 (Residence, Single Family) zoning district

Petition Purpose: The applicant seeks to divide the existing lot into two, with the existing dwelling at 320 Massasoit Road to remain, to demolish the existing driveway, to construct a single-family detached dwelling on proposed Lot 2, and to conduct related site work.

Public Hearing Deadline: 4/27/2020; Constructive Grant Deadline: 6/5/2020

New Business – Public Hearings

4. 14 (aka Lots 1 & 2) Wendover Road (MBL 49-016-00014) (ZB-2020-016)

Lot 2 Wendover Road (Proposed):

Variance: For relief from the minimum frontage dimensional requirement in an RS-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Joshua & Aura Hernandez

Present Use: Presently on the premises at 14 Wendover Road (aka proposed Lot 1) is an existing, single-family detached dwelling, proposed Lot 2 is vacant, and on both proposed Lot 1 and proposed Lot 2 is a driveway.

Zone Designation: RS-7 (Residence, Single Family) zoning district

Petition Purpose: The applicant seeks to divide the existing lot into two, with the existing dwelling at 14 Wendover Road to remain, demolish the existing driveway, and construct a single-family detached dwelling on proposed Lot 2, along with related site work.

Public Hearing Deadline: 5/11/2020; Constructive Grant Deadline: 6/2/2020

Other Business

5. Communications

6. Discussion of Board Policies and Procedures

- a. Consideration of adoption of M.G.L. c.110G, regarding the use of electronic signatures by Board members pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020.

Adjournment